

OUR PRACTICE

Condominium Practice

Through its Condominium Practice, Baker Donelson's lawyers have represented lenders, developers and investors in financing, acquiring and developing residential and commercial condominium projects, including projects in mixed-use and medical developments throughout the Southeast. A member of Baker Donelson's Real Estate Practice Group served as one of the chief architects of the Tennessee Condominium Act which was enacted by the Tennessee Legislature and signed into law in 2008.

In addition to new construction, Baker Donelson assists clients with condominium conversions, re-development of historic buildings into condominiums, and repositioning and acquiring distressed condominium developments. Our work routinely includes the review and preparation of condominium and owners' association documents.

Baker Donelson's lawyers provide a broad range of additional legal services relevant to condominium projects, such as the negotiation of construction contracts, land use and zoning, and representation of condominium developers in the enforcement of purchase agreements.



Representative Matters

- Represented a property management group in the development of a mixed-use condominium in Birmingham.
- Represented a developer in establishing a \$63 million mixed-use condominium on the Beltline in Midtown Atlanta, prepared and filed the declaration and plat, obtained construction financing of \$47.5 million, wrote the title insurance, sold off an adjoining tract, and began construction of a five-story apartment, three-story parking garage and retail project.
- Assisted a regional real estate developer with developing and selling 24-unit, 35-unit and 48-unit mixed-use condominium developments.
- Represented developers in the development of several condominium projects and mixed use projects.